

**NO TRANSFER
TAX PAID**

Doc # 2004015477 16
Book 7966 Page 0214

WARRANTY DEED

52-38

We, **CARROLL HOULE** of Winslow and **MERRILL BANK,,** a corporation doing business in Waterville, in the County of Kennebec and the State of Maine, in their capacity as Co-Trustees under a Revocable Living Trust Agreement dated January 2, 2004 for the **JOLENE P. HOULE REVOCABLE LIVING TRUST**, so-called,

For consideration paid,

grant to **THOMAS R. DAVIS** and **BETTY-ANN DAVIS.** of Winslow, in the County of Kennebec and the State of Maine whose mailing address is: 9 Whisperwood Drive, Winslow, ME 04901

with **WARRANTY COVENANTS:**

A certain lot or parcel of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

Beginning on the south sideline of Sanger Avenue at a stone monument set in the ground at the small angle in said side line eighty-six and three tenths (86.3) feet westerly from an iron bolt set in the sidewalk at the intersection of said line of said Avenue and the westerly side line of Main Street; thence westerly along said line of said Avenue two hundred thirty-five and eight tenths (235.8) feet to an iron pipe set in the ground; thence southwesterly on a line at an angle of 40 degrees 33' southerly from the westerly direction of said line of said Avenue, a distance of thirty-four (34) feet to an iron pipe set in the ground; thence southeasterly on a line which shall be at right angles with said line of said Avenue, a distance of sixty and ninety-three hundredths (60.93) feet to an iron pipe set in the ground; thence northeasterly on a straight line two hundred and sixty-eight (268) feet, more or less, to an iron pipe set in the ground twenty-five (25) feet southerly from the point of beginning on a line drawn at right angles at point of beginning from said line of said Avenue westerly of same; thence northwesterly along the last right angle line twenty-five (25) feet to point of beginning, containing thirteen thousand eight hundred and fifty-four (23,854) square feet, ore or less.

Said grantees hereby agree for themselves and their assigns, or successors to protect and save harmless the grantors, their successors and assigns, against the assessment of any costs or damages relating to the land here conveyed because of the future elimination of railroad grade crossings.

By acceptance of this deed, grantees also covenant and agree, for themselves, their successors and assigns, to build and forever maintain a suitable fence along the southerly and easterly side of the above described premises for the benefit of the remaining land of the Railroad if a fence is required at any time hereafter. This covenant is to run with the land hereinabove described and to be binding upon said grantees, their successors and assigns forever.

Meaning and intending to convey the same premises described from Carroll Houle to Carroll Houle and Fleet Bank of Maine as trustees in a warranty deed dated December 16, 1993 and recorded December 27, 1993 in Kennebec Registry of Deeds Book 4589 Page 42.

AT #

Warren Paulin
PO Box 8070
Winslow, Me 04901

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AND ALSO CARROLL HOULE, as an individual, of Winslow, Maine, joins by hereby conveying with QUITCLAIM COVENANTS the same premises in said WATERVILLE, Kennebec County, in the State of Maine, described as follows, to wit:

Beginning at a point in the southerly line of Sanger Avenue, which is 322.1 feet, more or less, westerly of an iron pin at the intersection of the southerly line of Sanger Avenue and the westerly line of Main Street; thence running southwesterly a distance of 34.14 feet, more or less, to an iron pin; thence running northerly to the southerly line of Sanger Avenue and perpendicular to Sanger Avenue; thence running along the southerly line of Sanger Avenue in a general northeasterly direction to the point of beginning.

Meaning and intending to convey the same premises described in a quitclaim deed without covenant of Spring Brook Ice and Fuel Co. dated June 30, 1989 and recorded July 10, 1989 in Kennebec Registry of Deeds Book 3575 Page 69 which may or may not already have been incorporated in the first parcel above.

WITNESS our hands and seals this 27th day of May, 2004.

Warren M. Poulin
Witness

Carroll Houle
CARROLL HOULE, both as an individual, and
as a Co-Trustee of the Jolene P. Houle Revocable
Living Trust

Warren M. Poulin
Witness

MERRILL BANK,
BY: Clarence E. Bickford
Clarence E. Bickford
Its Authorized Vice President

STATE OF MAINE, Kennebec, ss.

May 27, 2004

Then personally appeared the above named CARROLL HOULE, in his capacity both as an individual and as a Co-Trustee of the Jolene P. Houle Revocable Living Trust and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Warren M. Poulin
Warren M. Poulin, Attorney at law and
Notary Public (Print Name)

STATE OF MAINE, Kennebec ss.

May 27, 2004

Then personally appeared the above named CLARENCE E. BICKFORD, a Vice President of MERRILL BANK, in his said capacity as Co-Trustee of the Jolene P. Houle Revocable Living Trust and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Warren M. Poulin
WARREN M. POULIN